

TRUSTEE'S SALE

Trustee's Sale of valuable improved real estate in Frederick County, Maryland.

By virtue of the power and authority contained in a certain deed of trust from Bernard E. Sprankle and Elizabeth J. Sprankle, his wife, dated October 31, 1977, and recorded in Liber 1033, folio 922, one of the Land Records of Frederick County, Maryland; default having occurred under the terms of the obligation thereby secured, and at the request of the holder of the note secured thereby, the undersigned Substituted Trustee will sell at public auction at the Court House door in Frederick City, Frederick County, Maryland, on

THURSDAY, MARCH 20, 1980

11:00 A.M.

all the hereinafter described real estate, to wit:

PROPERTY DESCRIPTION: All that lot or parcel of land situate, lying and being in Woodsboro District, Frederick County, Maryland and being known and designated as Lot No. 4 as shown on a Plat of "Sharrer Heights Subdivision", recorded in Plat Book No. 9, folio 28, one of the Plat Records of Frederick County, Maryland, containing 46811 sq. ft. of land, more or less.

BEING all and the same real estate which was conveyed unto Bernard E. Sprankle and Elizabeth J. Sprankle, his wife, by John P. Riordan by deed dated October 31, 1977, and recorded in Liber 1033, folio 920, one of the Land Records of Frederick County, Maryland.

This property is improved with a brick and aluminum siding split-foyer with asphalt shingle roof. Basement consists of family room with fireplace, 1 bedroom, laundry room and 1/2 bath. First level consists of foyer, living room, dining area, kitchen, 3 bedrooms and bath; also attic, and built-in 1 car garage; electric baseboard heat.

TERMS OF SALE: A deposit of 10% in cash or certified or cashier's check will be required of the purchaser(s) at the time and place of the sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Interest to be paid on said balance from the date of sale to date of settlement at the rate of 8%. Taxes and all other public charges will be adjusted to the date of settlement, all other expenses of conveyancing to be paid by the purchaser(s). Trustee reserves the right to withdraw the herein described property from sale at any time.

MANUEL M. WEINBERG
Substituted Trustee

WEINBERG & MICHEL
By: Glenn C. Michel
100 North Market Street
Frederick, Maryland 21701
(301) 662-1113
Attorney for Substituted Trustee
DELBERT S. NULL, Auctioneer
(301) 662-6161

*Post
March 5.
1980*

ACKNOWLEDGMENT OF PURCHASE

I (we) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto, at and for the sum of Forty-eight Thousand Dollars (\$ 48,000.00), the sum of Four Thousand Eight Hundred _____ Dollars (\$ 4,800.00) having been paid this date, and the balance of Forty-three Thousand Two Hundred _____ Dollars (\$ 43,200.00) being due and payable at the time of final settlement, and I (we) do further covenant and agree that I (we) will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my (our) hand(s) and seal(s) this 20th day of March, 19 80.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION (SEAL)

By: *Donald W. Crawford* (SEAL)
Donald W. Crawford
Vice President

PURCHASER(S)

WITNESS:

Glenn C. Michel
Delbert S. Null
Auctioneer

WEINBERG & MICHEL
FREDERICK, MARYLAND

EXHIBIT C

Filed April 17, 1980